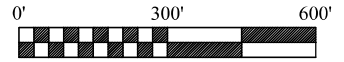
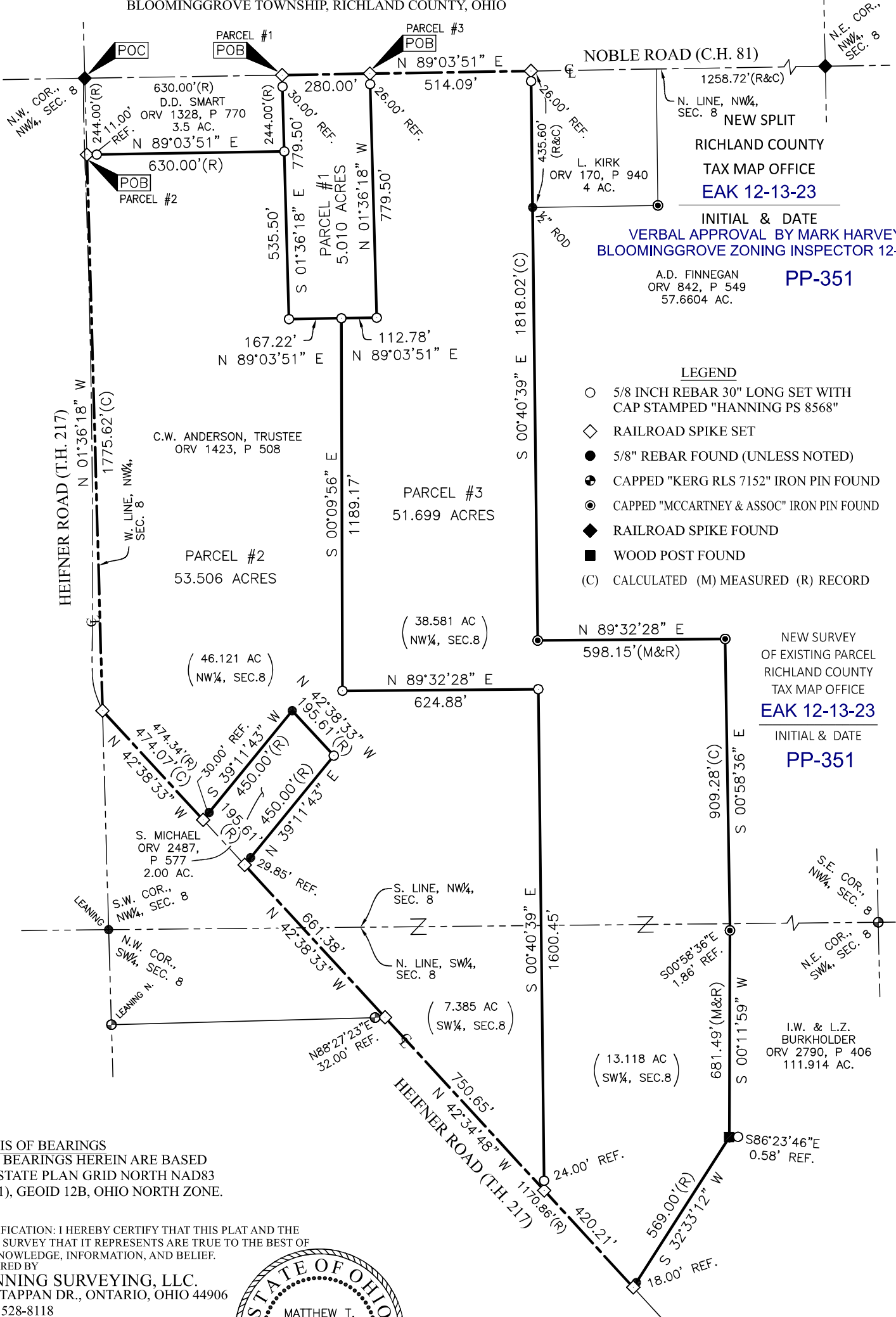


PLAT OF PROPERTY SURVEY FOR
CATHY ANDERSON
 PART OF THE NORTHWEST & SOUTHWEST QUARTER OF SECTION EIGHT (8)
 TOWNSHIP TWENTY THREE (23), RANGE EIGHTEEN (18)
 BLOOMINGGROVE TOWNSHIP, RICHLAND COUNTY, OHIO



SCALE: 1" = 300'



INITIAL & DATE
VERBAL APPROVAL BY MARK HARVEY
BLOOMINGGROVE ZONING INSPECTOR 12-13-23
 A.D. FINNEGAN
 ORV 842, P 549
 57.6604 AC. **PP-351**

- LEGEND**
- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
 - ◇ RAILROAD SPIKE SET
 - 5/8" REBAR FOUND (UNLESS NOTED)
 - ⊕ CAPPED "KERG RLS 7152" IRON PIN FOUND
 - ⊙ CAPPED "MCCARTNEY & ASSOC" IRON PIN FOUND
 - ◆ RAILROAD SPIKE FOUND
 - WOOD POST FOUND
 - (C) CALCULATED (M) MEASURED (R) RECORD

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 12-13-23
 INITIAL & DATE
PP-351

BASIS OF BEARINGS
 THE BEARINGS HEREIN ARE BASED
 ON STATE PLAN GRID NORTH NAD83
 (2011), GEOID 12B, OHIO NORTH ZONE.

CERTIFICATION: I HEREBY CERTIFY THAT THIS PLAT AND THE
 FIELD SURVEY THAT IT REPRESENTS ARE TRUE TO THE BEST OF
 MY KNOWLEDGE, INFORMATION, AND BELIEF.
 PREPARED BY
HANNING SURVEYING, LLC.
 2565 TAPPAN DR., ONTARIO, OHIO 44906
 (419) 528-8118



MATTHEW T. HANNING
 OHIO REGISTERED SURVEYOR NO. 8568
 DATE: NOVEMBER 22, 2023
 FIELD WORK: OCTOBER 2021

NOTE: THIS SURVEY WAS PREPARED USING
 DOCUMENTS OF RECORD AND PRIOR PLATS OF
 SURVEY INCLUDING:
 -ENG. SURVEY A-249
 -ENG. SURVEY H-210
 -ENG. SURVEY H-284
 -ENG. SURVEY M-179
 -ORV. 1423 P. 508
 -ENG. SURVEY O-237
 -ENG. SURVEY O-239
 -ENG. SURVEY DD-258
 -ENG. SURVEY NN-123

HANNING SURVEYING, LLC.

2565 Tappan Drive, Ontario, OH 44906
Phone: (419) 528-8118

Matthew T. Hanning, PS

2021-074

**PARCEL #1
DESCRIPTION OF 5.010 ACRE PARCEL
CATHY ANDERSON**

Situated in the State of Ohio, County of Richland, Township of Bloominggrove, lying in the Northwest Quarter of Section Eight (8), Township Twenty Three (23), Range Eighteen (18), of an original tract conveyed to C.W. Anderson, Trustee by deed of record in Official Record Volume 1423, Page 508 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at a railroad spike found at the Northwest corner of the Northwest Quarter of said Section 8 at the intersection of Noble Road (C.H. 81) and Heifner Road (T.H. 217);

thence North 89°03'51" East, with the North line of the Northwest Quarter of said Section 8 and the centerline of said Noble Road, a distance of 630.00 feet to a railroad spike set at the Northeast corner of a 3.5 acre tract conveyed to D.D. Smart by deed of record in Official Record Volume 1328, Page 770, said point being the POINT OF BEGINNING for the tract herein described, referenced by an iron pin set, South 01°36'18" East, a distance of 30.00 feet;

thence continuing North 89°03'51" East, with the North line of the Northwest Quarter of said Section 8 and the centerline of said Noble Road, a distance of 280.00 feet to a railroad spike set, referenced by an iron pin set, South 01°36'18" East, a distance of 26.00 feet;

thence across said original tract conveyed to C.W. Anderson, trustee, the following two (2) courses and distances:

1. South 01°36'18" East, a distance of 779.50 feet to an iron pin set;
2. South 89°03'51" West, a distance of 280.00 feet to an iron pin set, passing an iron pin set at a distance of 112.78 feet;

thence North 01°36'18" West, across said original tract conveyed to C.W. Anderson, trustee and with the East line of said 3.5 acre tract, a distance of 779.50 feet to the POINT OF BEGINNING, containing 5.010 total acres of land, more or less, passing an iron pin set, a distance of 535.50 feet;

Subject, however, to all legal rights-of-ways and/or easements of record.

Iron pins set, where indicated, are iron rebar, five/eighths (5/8) inch diameter, thirty (30) inches long with a plastic cap on top stamped "HANNING PS 8568".

The bearings herein are based on State Plane Grid North NAD83 (2011), Geoid 12B, Ohio North Zone.

Prior Deed References: ORV 1423, P 508.

The above description was prepared by me, Matthew T. Hanning, Registered Surveyor No. 8568 from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code in October 2021.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: November 22, 2023
Field Work: October 2021



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 12-13-23

INITIAL & DATE

PP-351

**PARCEL #2
DESCRIPTION OF 53.506 ACRE PARCEL
CATHY ANDERSON**

Situated in the State of Ohio, County of Richland, Township of Bloominggrove, lying in the Northwest Quarter and Southwest Quarter of Section Eight (8), Township Twenty Three (23), Range Eighteen (18), of an original tract conveyed to C.W. Anderson, Trustee by deed of record in Official Record Volume 1423, Page 508 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at a railroad spike found at the Northwest corner of the Northwest Quarter of said Section 8 at the intersection of Noble Road (C.H. 81) and Heifner Road (T.H. 217);

thence South 01°36'18" East, with the West line of the Northwest Quarter of said Section 8, a distance of 244.00 feet to a railroad spike set at the Southwest corner of a 3.5 acre tract conveyed to D.D. Smart by deed of record in Official Record Volume 1328, Page 770, said point being the POINT OF BEGINNING for the tract herein described, referenced by an iron pin set, North 89°03'51" East, a distance of 11.00 feet;

thence North 89°03'51" East, with the South line of said 3.5 acre tract, a distance of 630.00 feet to an iron pin set at the Southeast corner of said 3.5 acre tract;

thence across said original tract conveyed to C.W. Anderson, trustee, the following five (5) courses and distances:

1. South 01°36'18" East, a distance of 535.50 feet to an iron pin set;
2. North 89°03'51" East, a distance of 167.22 feet to an iron pin set;
3. South 00°09'56" East, a distance of 1189.17 feet to an iron pin set;
4. North 89°32'28" East, a distance of 624.88 feet to an iron pin set;
5. South 00°40'39" East, a distance of 1600.45 feet to a railroad spike set on the centerline of said Heifner Road, passing by an iron pin set at a distance of 1576.45 feet;

thence North 42°34'48" West, with centerline of said Heifner Road, a distance of 750.65 feet to a railroad spike set, referenced by a capped "Kerg RLS 7152" iron pin found, South 88°27'23" West, a distance of 32.00 feet;

thence North 42°38'33" West, with centerline of said Heifner Road, a distance of 661.38 feet to a railroad spike set at the Southeast corner of a 2.00 acre tract conveyed to S. Michael by deed of record in Official Record Volume 2487, Page 577, referenced by a 5/8" rebar found, North 39°11'43" East, a distance of 29.85 feet;

thence with said 2.00 acre tract the following three (3) courses and distances:

1. North 39°11'43" East, a distance of 450.00 feet to an iron pin set;
2. North 42°38'33" West, a distance of 195.61 feet to a 5/8" rebar found;
3. South 39°11'43" West, a distance of 450.00 feet to a railroad spike set in the centerline of said Heifner Road, passing a 5/8" rebar found, a distance of 420.00 feet;

thence North 42°38'33" West, with the centerline of said Heifner Road, a distance of 474.07 feet to a railroad spike set on the West line of the Northwest Quarter of said Section 8;

thence North 01°36'18" West, with said West line, a distance of 1775.62 feet to the POINT OF BEGINNING, containing 53.506 total acres of land, more or less, 46.121 acres in said Northwest Quarter and 7.385 acres in said Southwest Quarter;

Subject, however, to all legal rights-of-ways and/or easements of record.

Iron pins set, where indicated, are iron rebar, five/eighths (5/8) inch diameter, thirty (30) inches long with a plastic cap on top stamped "HANNING PS 8568".

The bearings herein are based on State Plane Grid North NAD83 (2011), Geoid 12B, Ohio North Zone.

Prior Deed References: ORV 1423, P 508.

The above description was prepared by me, Matthew T. Hanning, Registered Surveyor No. 8568 from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code in November 2021.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: November 22, 2023
Field Work: October 2021



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 12-13-23

INITIAL & DATE
PP-351

**PARCEL #3
DESCRIPTION OF 51.699 ACRE PARCEL
CATHY ANDERSON**

Situated in the State of Ohio, County of Richland, Township of Bloominggrove, lying in the Northwest Quarter and Southwest Quarter of Section Eight (8), Township Twenty Three (23), Range Eighteen (18), of an original tract conveyed to C.W. Anderson, Trustee by deed of record in Official Record Volume 1423, Page 508 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at a railroad spike found at the Northwest corner of the Northwest Quarter of said Section 8 at the intersection of Noble Road (C.H. 81) and Heifner Road (T.H. 217);

thence North 89°03'51" East, with the North line of the Northwest Quarter of said Section 8 and the centerline of said Noble Road, a distance of 910.00 feet to a railroad spike set, said point being the POINT OF BEGINNING for the tract herein described, referenced by an iron pin set, South 01°36'18" East, a distance of 26.00 feet;

thence continuing North 89°03'51" East, with the North line of the Northwest Quarter of said Section 8 and the centerline of said Noble Road, a distance of 514.09 feet to a railroad spike set at the Northwest corner of a 4 acre tract conveyed to L. Kirk by deed of record in Official Record Volume 170, Page 940, referenced by an iron pin set, South 00°40'39" East, a distance of 26.00 feet;

thence South 00°40'39" East, with the West line of said 4 acre tract and the Westerly line of a 57.6604 acre tract conveyed to A.D. Finnegan by deed of record in Official Record Volume 842, Page 549, a distance of 1818.02 feet to a capped "McCartney & Assoc" iron pin found;

thence continuing with said 57.6604 acre tract the following two (2) courses and distances:

1. North 89°32'28" East, a distance of 598.15 feet to a capped "McCartney & Assoc" iron pin found;
2. South 00°58'36" East, a distance of 909.28 feet to a point at the Southwest corner of said 57.6604 acre tract, the South line of said Northwest Quarter, the North line of said Southwest Quarter and the Northwest corner of a 111.914 acre tract conveyed to I.W. & L.Z. Burkholder by deed of record in Official Record Volume 2790, Page 406, referenced by a capped "McCartney & Assoc" iron pin found, South 00°58'36" East, a distance of 1.86 feet;

thence with said 111.914 acre tract the following two (2) courses and distances:

1. South 00°11'59" West, a distance of 681.49 feet to a wood post found, referenced by an iron pin set, South 86°23'46" East, a distance of 0.58 feet;
2. South 32°33'12" West, a distance of 569.00 feet to a railroad spike set on the centerline of said Heifner Road, passing a 5/8" rebar found at a distance of 551.00 feet;

thence North 42°34'48" West, with the centerline of said Heifner Road, a distance of 420.21 feet to a railroad spike set on said centerline, referenced by an iron pin set, North 00°40'39" West, a distance of 24.00 feet;

thence across said original tract conveyed to C.W. Anderson, trustee, the following five (5) courses and distances:

1. North 00°40'39" West, a distance of 1600.45 feet to an iron pin set;
2. South 89°32'28" West, a distance of 624.88 feet to an iron pin set;
3. North 00°09'56" West, a distance of 1189.17 feet to an iron pin set;
4. North 89°03'51" East, a distance of 112.78 feet to an iron pin set;

5. North 01°36'18" West, a distance of 779.50 feet to the POINT OF BEGINNING, containing 51.699 total acres of land, more or less, 38.581 acres in said Northwest Quarter and 13.118 acres in said Southwest Quarter;

Subject, however, to all legal rights-of-ways and/or easements of record.

Iron pins set, where indicated, are iron rebar, five/eighths (5/8) inch diameter, thirty (30) inches long with a plastic cap on top stamped "HANNING PS 8568".

The bearings herein are based on State Plane Grid North NAD83 (2011), Geoid 12B, Ohio North Zone.

Prior Deed References: ORV 1423, P 508.

The above description was prepared by me, Matthew T. Hanning, Registered Surveyor No. 8568 from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code in November 2021.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: November 22, 2023
Field Work: October 2021



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 12-13-23

INITIAL & DATE

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